

**BILL NO. 02-20
AS AMENDED**

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 02-20

Introduced by: Council Members Chenoweth, Miller, Geppi and Council President Hirsch

Legislative Day No. 02-13 Date May 7, 2002

AN ACT to add the definition of "custom made wood household furniture" to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards; to add new Subsection C(12) to Section 267-39, B1, B2, and B3 Business Districts, of Article VI, District Regulations, of Part 1, Standards; and to repeal and reenact, with amendments, Table I, Principal Permitted Uses for Specific Zoning Districts, Industrial (Part 2), all of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for a definition of custom made wood household furniture; to provide that custom made wood household furniture be a permitted use in the B3, CI, LI, and GI Districts; to establish certain conditions for this use in the B3 District; and generally relating to zoning.

By the Council, May 7, 2002

Introduced, read first time, ordered posted and public hearing scheduled

on: June 4, 2002

at: 7:00 P.M.

By Order: James E. Massey, Jr., Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 4, 2002, and concluded on June 4, 2002.

James E. Massey, Jr. Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER
ADDED TO EXISTING LAW. [Brackets]
indicate matter deleted from existing law.
Underlining indicates language added to Bill
by amendment. Language lined through
indicates matter stricken out of Bill by
amendment.

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Section 1. Be It Enacted By The County Council of Harford County, Maryland, That the definition of “custom made wood household furniture” be, and it is hereby, added to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards; that Subsection C(12) be, and it is hereby, added to Section 267-39, B1, B2, and B3 Business Districts, of Article VI, District Regulations, of Part 1, Standards; and that Table I, Principal Permitted Uses for Specific Zoning Districts, Industrial (Part 2), be, and it is hereby, repealed and reenacted, with amendments, all of Chapter 267, Zoning, of the Harford County Code, as amended, all to read as follows:

Chapter 267. Zoning.

Part 1. Standards.

Article I. General Provisions.

Section 267-4. Definitions.

CUSTOM MADE WOOD HOUSEHOLD FURNITURE – MEANS AN ESTABLISHMENT ENGAGED IN ON-SITE PRODUCTION OF INDIVIDUALLY CRAFTED WOOD FURNITURE COMMONLY USED IN DWELLINGS, EXCLUDING UPHOLSTERED FURNITURE.

Article VI. District Regulations.

Section 267-39. B1, B2 and B3 Business Districts.

C. Specific regulations. The following uses are permitted in each business district, subject to the additional requirements below:

(12) CUSTOM MADE WOOD HOUSEHOLD FURNITURE. THIS USE IS LIMITED TO THE B3 DISTRICT UPON THE CONDITION THAT:

(a) THE MINIMUM LOT SIZE SHALL BE 1 ACRE.

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1 (b) A MINIMUM 100 FOOT SETBACK SHALL BE MAINTAINED FROM ANY
2 ADJOINING RESIDENTIALLY ZONED PROPERTIES.

3 (c) THIS USE SHALL ONLY BE PERMITTED TO OPERATE BETWEEN THE
4 HOURS OF ~~6:00 A.M. AND MIDNIGHT~~, INCLUSIVE 7:00 A.M. AND 9:00 P.M.,
5 INCLUSIVE.

6 (d) THE TOTAL SIZE OF THE BUILDING HOUSING THE USE SHALL NOT
7 EXCEED 4,400 SQUARE FEET.

8 Section 2. And Be It Further Enacted, That this Act shall take effect 60
9 calendar days from the date it becomes law.

EFFECTIVE:

~~August 5, 2002~~
August 5, 2002

*The Council Administrator does hereby certify that
fifteen (15) copies of this Bill are immediately available
for distribution to the public and the press.*

Council Administrator

Harford County
Table I: Principal Permitted Uses for Specific Zoning Districts
Industrial
(Part 2)

Use Classification	Zoning Districts															
Industrial	AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI
Wood products (SIC 2499)	SD													P	P	P
Furniture and fixtures (SIC-24) unless otherwise listed	SD													P	P	P
CUSTOM MADE WOOD HOUSEHOLD FURNITURE													P	P	P	P
Paper and allied products (SIC-26), unless otherwise listed																SE
Paper bond containers and boxes (SIC-265)														P	P	P
Miscellaneous converted paper products (SIC-264)														P	P	P
Printing and publishing (SIC-27), unless otherwise listed													P	P	P	P
Newspapers (printing shop in excess of 5,000 square feet) (SIC-271)														P	P	P
Chemicals and allied products (SIC-28), unless otherwise listed																P
Biological products (SIC-2831)														SE	SE	SE
Medical chemicals & botanical products (SIC-2832)														P	P	P
Pharmaceutical preparation (SIC-2834)														P	P	P
Toilet preparations (SIC-2844)														P	P	P
Fertilizers, mixing only (SIC-2875)	SD													P		P

KEY: "P" indicates permitted subject to applicable code requirements.
 "SD" indicates permitted subject to special-development regulations, pursuant to Article VII.
 "SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.
 "T" indicates permitted subject to temporary-use regulations, pursuant to §267-27.
 A blank cell indicates that the use is not permitted.

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Brief Title) Zoning Code – Permitted Uses – Custom Made Wood Household Furniture

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey, Jr.
Administrator

[Signature]
President

Date 6-4-02

Date 6/4/02

BY THE COUNCIL

Read the third time.

Passed: LSD June 4, 2002

Failed of Passage: _____

By Order

James E. Massey, Jr. Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 6th day of June, 2002, at 4:00 p.m.



James E. Massey, Jr. Council Administrator

BY THE EXECUTIVE

James M. Hardin
COUNTY EXECUTIVE

APPROVED: Date June 6, 2002

BY THE COUNCIL

This Bill No. (02-20 As Amended), having been approved by the Executive and returned to the Council, becomes law on June 6, 2002.

EFFECTIVE DATE: August 5, 2002

James E. Massey, Jr.
Council Administrator

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